

12662/RH

14th October 2020

Waterstone Homes Limited
Number One
Waterton Park
Bridgend
CF31 3PH

For the attention of Mr Jon Dobbs

Dear Sirs,

Former: Phase 1 Heritage Park, Coed Darcy
NHBC Job Ref: 215076: LQ 1 and LQ 2
Validation of Imported Clean Cover to Plots 15 to 17

Intégral Géotechnique were appointed to carry out the clean cover private garden areas and landscape area validation inspections at the above development site and we can report as follows.

The required remedial measures were set out in URS Corporation Limited BP Area 1 Remediation Validation Report dated 18th January 2010 Issue No 144382729/BRRP0004 which was agreed with the Local Planning Authority and submitted to the NHBC.

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Remediation Requirements, Requirements of the URS Validation Report:

1. The upper 500 mm of fill to landscaped areas and private gardens is to comprise of a minimum of 500mm of imported clean soils.
2. Confirmation of depth of the as placed 500mm is to be validated by an approved consultant.
3. Following placement of the topsoil in all garden areas, capping works are to be subject to compliance testing, risk assessment and independent geotechnical consultancy certification. Samples of the as placed soil materials will require laboratory chemical testing at a ratio of one in three plots to confirm suitability.

Validation of Clean Capping Layer to Plots 15 to 17

Intégral Géotechnique attended site on 29th October 2020 and instructed a hand dug validation trial pit within plot 17, this trial pit was found to have the required total of a minimum 500mm of clean cover material placed within garden areas, see attached photographs.

Photographs of capping depths shown in Appendix A.

It is understood from yourselves the source of the imported topsoil has been imported from a current Waterstone Homes development Pennard Drive, Pennard, Gower Swansea. An imported Materials Declaration Form is included in Appendix B.

Samples of the as placed topsoil materials in the above garden area inspected, (Plot 17) have been sampled and sent to the accredited laboratories of i2 Analytical for chemical analysis. The results are now available and attached with this report.

The results show the as placed topsoil materials are suitable for the intended use as all contaminants of concern have been found to be below all threshold limits.

Chemical soil test reports are attached in Appendix B.

The results of the topsoil sampled from within plots above have been summarised and compared to the appropriate screening criteria for a residential end use. The results have been compared to appropriate Category 4 Screening Levels (C4SL) in the first instance. In their absence, the results will have been compared to the Suitable 4 Use Levels (S4ULs) derived by LQM, Soil Guideline Values (SGVs) and Soil Screening Values (SSVs) derived by Atkins ATRISKsoil for residential with the consumption of home grown produce end use, to assess the potential risk to human health.

Summary of chemical testing results are attached in Appendix C.

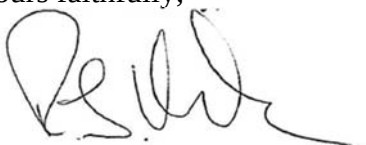
Conclusion

This report therefore confirms that the garden capping soils that have been inspected and tested covering plots 15 to 17 inclusive show confirmation of the as placed soil materials to a minimum 500mm depth placed in garden areas and the soil chemical test results further confirm the topsoil suitability for its intended use with respect to human health.

This report should be submitted to the NHBC in order to discharge the relevant outstanding conditions.

We trust that the above is to your satisfaction. However, if you have any queries or require any further information, please do not hesitate to contact us.

Yours faithfully,



Roger Hawkins
For
Intégral Géotechnique (Wales) Limited

Encs.

APPENDIX A

FIGURES



Plot 15 Flat Over Garage (FOG) Front Elevation



Plot 15 Flat Over Garage (FOG) Rear Elevation

Phase 1 Abode, Coed Darcy

Garden Capping Soil Validation Job No: 12662

Intégral
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Castlegate Business Park
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CF83 2AX
Tel: 029 20807991
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Plot 16 Flat Over Garage (FOG) Front Elevation



Plot 16 Infilled Rear Garden

Phase 1 Abode, Coed Darcy

Garden Capping Soil Validation Job No: 12662

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Plot 17 Capping Depth Check



Plot 17 Excavation Trial Pit

Phase 1 Abode, Coed Darcy

Garden Capping Soil Validation Job No: 12662

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Plot 17 Front Elevation



Plot 17 Infilled Rear Garden

Phase 1 Abode, Coed Darcy

Garden Capping Soil Validation Job No: 12662

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APPENDIX B

SOIL TEST RESULTS



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Analytical Report Number : 20-33209

Project / Site name:	Coed Darcy	Samples received on:	01/10/2020
Your job number:	12662	Samples instructed on/ Analysis started on:	01/10/2020
Your order number:		Analysis completed by:	09/10/2020
Report Issue Number:	1	Report issued on:	09/10/2020
Samples Analysed:	1 soil sample		

Signed:

Joanna Wawrzeczko
Technical Reviewer (Reporting Team)
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41 -711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting

Excel copies of reports are only valid when accompanied by this PDF certificate.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 20-33209
Project / Site name: Coed Darcy

Lab Sample Number	1637072
Sample Reference	Plot 17 TS
Sample Number	None Supplied
Depth (m)	0.20
Date Sampled	29/09/2020
Time Taken	None Supplied
Analytical Parameter (Soil Analysis)	Units on Limit of detect Status Accred- itation

Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	N/A	NONE	17
Total mass of sample received	kg	0.001	NONE	0.5

Asbestos in Soil	Type	N/A	ISO 17025	Not-detected
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General Inorganics

pH - Automated	pH Units	N/A	MCERTS	7.8
Total Cyanide	mg/kg	1	MCERTS	< 1
Total Sulphate as SO ₄	mg/kg	50	MCERTS	830
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.076
Sulphide	mg/kg	1	MCERTS	1
Total Sulphur	mg/kg	50	MCERTS	410
Total Organic Carbon (TOC)	%	0.1	MCERTS	4.4
Loss on Ignition @ 450°C	%	0.2	MCERTS	9.3

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05
Pyrene	mg/kg	0.05	MCERTS	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05
Chrysene	mg/kg	0.05	MCERTS	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	MCERTS	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	MCERTS	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	MCERTS	< 0.80
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	18
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.8
Boron (water soluble)	mg/kg	0.2	MCERTS	0.8
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	1.1
Chromium (hexavalent)	mg/kg	4	MCERTS	< 4.0
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	24
Copper (aqua regia extractable)	mg/kg	1	MCERTS	20
Lead (aqua regia extractable)	mg/kg	1	MCERTS	36
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	21
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.8
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	35
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	95

Analytical Report Number: 20-33209
Project / Site name: Coed Darcy

Lab Sample Number	1637072
Sample Reference	Plot 17 TS
Sample Number	None Supplied
Depth (m)	0.20
Date Sampled	29/09/2020
Time Taken	None Supplied
Analytical Parameter (Soil Analysis)	Units on Limit of detect Status Accred- itation

Petroleum Hydrocarbons

TPH-CWG - Aliphatic >EC5 - EC6	mg/kg	0.001	MCERTS	< 0.001
TPH-CWG - Aliphatic >EC6 - EC8	mg/kg	0.001	MCERTS	< 0.001
TPH-CWG - Aliphatic >EC8 - EC10	mg/kg	0.001	MCERTS	< 0.001
TPH-CWG - Aliphatic >EC10 - EC12	mg/kg	1	MCERTS	< 1.0
TPH-CWG - Aliphatic >EC12 - EC16	mg/kg	2	MCERTS	< 2.0
TPH-CWG - Aliphatic >EC16 - EC21	mg/kg	8	MCERTS	< 8.0
TPH-CWG - Aliphatic >EC21 - EC35	mg/kg	8	MCERTS	< 8.0
TPH-CWG - Aliphatic >EC16 - EC35	mg/kg	10	MCERTS	< 10
TPH-CWG - Aliphatic > EC35 - EC44	mg/kg	8.4	NONE	< 8.4
TPH-CWG - Aliphatic (EC5 - EC35)	mg/kg	10	MCERTS	< 10
TPH-CWG - Aliphatic (EC5 - EC44)	mg/kg	10	NONE	< 10

TPH-CWG - Aromatic >EC5 - EC7	mg/kg	0.001	MCERTS	< 0.001
TPH-CWG - Aromatic >EC7 - EC8	mg/kg	0.001	MCERTS	< 0.001
TPH-CWG - Aromatic >EC8 - EC10	mg/kg	0.001	MCERTS	< 0.001
TPH-CWG - Aromatic >EC10 - EC12	mg/kg	1	MCERTS	< 1.0
TPH-CWG - Aromatic >EC12 - EC16	mg/kg	2	MCERTS	< 2.0
TPH-CWG - Aromatic >EC16 - EC21	mg/kg	10	MCERTS	< 10
TPH-CWG - Aromatic >EC21 - EC35	mg/kg	10	MCERTS	< 10
TPH-CWG - Aromatic >EC35 - EC40	mg/kg	10	NONE	< 10
TPH-CWG - Aromatic > EC35 - EC44	mg/kg	8.4	NONE	< 8.4
TPH-CWG - Aromatic (EC5 - EC35)	mg/kg	10	MCERTS	< 10
TPH-CWG - Aromatic (EC5 - EC44)	mg/kg	10	NONE	< 10

TPH Total C5 - C44	mg/kg	10	NONE	< 10
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U/S = Unsuitable Sample I/S = Insufficient Sample



Analytical Report Number : 20-33209

Project / Site name: Coed Darcy

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
1637072	Plot 17 TS	None Supplied	0.2	Brown loam and clay with gravel and vegetation.

Analytical Report Number : 20-33209
Project / Site name: Coed Darcy

Water matrix abbreviations: Surface Water (SW) Potable Water (PW) Ground Water (GW)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES.	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil.	L038-PL	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Determination of water soluble sulphate by ICP-OES. Results reported directly (leachate equivalent) and corrected for extraction ratio (soil equivalent).	In house method.	L038-PL	D	MCERTS
Asbestos identification in soil	Asbestos Identification with the use of polarised light microscopy in conjunction with disperion staining techniques.	In house method based on HSG 248	A001-PL	D	ISO 17025
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES.	In-house method based on Second Site Properties version 3	L038-PL	D	MCERTS
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry.	In-house method	L080-PL	W	MCERTS
Loss on ignition of soil @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace.	In house method.	L047-PL	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically. (30 oC)	In house method.	L019-UK/PL	W	NONE
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (skalar)	L080-PL	W	MCERTS
Speciated EPA-16 PAHs in soil	Determination of PAH compounds in soil by extraction in dichloromethane and hexane followed by GC-MS with the use of surrogate and internal standards.	In-house method based on USEPA 8270	L064-PL	D	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement.	In house method.	L099-PL	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode.	In-house method	L010-PL	D	MCERTS
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight.	In-house method based on British Standard Methods and MCERTS requirements.	L019-UK/PL	D	NONE
Total Sulphur in soil	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (Skalar)	L080-PL	W	MCERTS
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate.	In house method.	L009-PL	D	MCERTS
TPHCWG (Soil)	Determination of hexane extractable hydrocarbons in soil by GC-MS/GC-FID.	In-house method with silica gel split/clean up.	L088/76-PL	W	MCERTS



Analytical Report Number : 20-33209
Project / Site name: Coed Darcy

Water matrix abbreviations: Surface Water (SW) Potable Water (PW) Ground Water (GW)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
TPH in (Soil)	Determination of TPH bands by HS-GC-MS/GC-FID	In-house method, TPH with carbon banding and silica gel split/cleanup.	L076-PL	D	NONE

For method numbers ending in 'UK' analysis have been carried out in our laboratory in the United Kingdom.
For method numbers ending in 'PL' analysis have been carried out in our laboratory in Poland.
Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

IMPORTED MATERIALS DECLARATION FORM

1.	Planning Permission Number	2.	Development Address	
			Coed Dwy. Pitchford Lane. SA10 6JD	
3.	Proposed use(s) of ALL imported material(s)	4.	Description of material imported	British Standard Certification supplied
				Yes No
☐	Engineering use/works (e.g. backfill, sub formation, foundation)	☒	Topsoil	☐ ☒
☐	Domestic Garden use (inc. crop growing)	☐	Subsoil	☐ ☐
☐	Landscaping (play areas, communal areas, roadside)	☐	Aggregate	☐ ☐
☐	Other Please specify	☐	Quarry stone	☐ ☐
			Other (Please specify)	☐ ☐
5.	Origin of Imported Material(s)			
☐	Greenfield Site (Please specify) * Waterstone Pennard. Development			
☐	Brownfield Site (Please specify)			
☐	Recycling / Process supplier (Please specify)			
	Other (Please specify)			
6.	Volume(s) of Material to be Imported	7.	No of samples taken (per source)	
☐	Less than 20m ³	☐	2-3	
☐	Between 20m ³ - 100m ³	☐	4-6	
☒	More than 100m ³	☐	More than 6 (please specify) (NB: All analyses (where applicable) must be subject to MCERTS accreditation ⁽¹⁾ at a certified laboratory)	
8.	Suitability of Use			
Confirmation that soil imported does not contain any evidence of Japanese Knotweed stems, leaves and rhizomes. YES ☐ NO ☒				
Confirmation the imported soil does not contain any unprocessed / unsorted demolition waste YES ☐ NO ☒				
Confirmation that the soil imported does not contain contaminated or potentially contaminated by chemical or radioactive substances YES ☐ NO ☒				
Confirmation that the soils imported is suitable for use for the intended purpose on site YES ☐ NO ☒				
Signed: * ROBERTS * Date: 26/05/20*				
Name: KEVIN ROBERTS * Position: Project Manager *				
Company Name and Address * Waterstone Homes., Number one, Waterton Park, Bridgend, CF31 3PH.				

APPENDIX C

SUMMMARY OF CHEMICAL TESTING RESULTS

SUMMARY OF LABORATORY SOIL TEST RESULTS

METALS AND SEMI-METALS

Job No.: 12662
 Site: Phase 1 Coed Darcy
 Soil Type: Garden Capping soils
 Soil Organic Matter: 1%

No.	Location	Depth (m)	Arsenic (mg/kg)	Boron (mg/kg)	Beryllium (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Chromium (VI) (mg/kg)	Copper (mg/kg)	Lead (mg/kg)	Mercury (Elemental) (mg/kg)	Nickel (mg/kg)	Selenium (mg/kg)	Vanadium (mg/kg)	Zinc (mg/kg)
8	Plot 17 TS	0.20	18	0.8	0.8	1.1	24	< 4.0	20	36	< 0.3	21	1.8	35	95
Screening Criteria Value			37.0	290.0	1.7	11.0	-	6.0	2400.0	200.0	1.2	130.0	250.0	410.0	3700.0
Source of Screening Criteria Value			S4UL	S4UL	S4UL	S4UL	-	S4UL	S4UL	C4SL	S4UL	S4UL	S4UL	S4UL	S4UL

SUMMARY OF LABORATORY SOIL TEST RESULTS

INORGANIC CHEMICALS & OTHERS

Job No.: 12662
 Site: Phase 1 Coed Darcy
 Soil Type: Garden Capping soils
 Soil Organic Matter: 1%

No.	Location	Depth (m)	Cyanide (mg/kg)	Loss on ignition, dried solids (%)	Moisture content at 30 C (%)	Phenol (mg/kg)	pH (pH units)	Water Soluble Sulphate (g/l)	Sulphate Total as SO4 (mg/kg)	Sulphide (mg/kg)	Total Sulphur (mg/kg)	TOC by Ignition in O2 (%)	Equivalent SOM (%)	Asbestos in Soil	Asbestos Quantification (%)
8	Plot 17 TS	0.20	< 1	9.30	17.00	< 1.0	7.80	0.08	830.00	1.00	410.00	4.40	7.57	Not-detected	#N/A
Screening Criteria Value			34.0	-	-	120.0	-	-	-	-	-	-	-	-	0.001
Source of Screening Criteria Value			ATRISK	-	-	S4UL	-	-	-	-	-	-	-	-	IOM

SUMMARY OF LABORATORY SOIL TEST RESULTS

POLYAROMATIC HYDROCARBONS (PAH)

Job No.: 12662
 Site: Phase 1 Coed Darcy
 Soil Type: Garden Capping soils
 Soil Organic Matter: 1%

No.	Location	Depth (m)	Acenaphthene (mg/kg)	Acenaphthylene (mg/kg)	Anthracene (mg/kg)	Benzo(a)anthra- cene (mg/kg)	Benzo(a)pyrene (mg/kg)	Benzo(b)fluoran- thene (mg/kg)	Benzo(ghi)peryl- ene (mg/kg)	Benzo(k)fluoran- thene (mg/kg)	Chrysene (mg/kg)	Dibenzo(ah)anth- racene (mg/kg)	Fluoranthene (mg/kg)	Fluorene (mg/kg)	Indeno(123cd)p- yrene (mg/kg)	Naphthalene (mg/kg)	Phenanthrene (mg/kg)	Pyrene (mg/kg)
8	Plot 17 TS	0.20	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Screening Criteria Value			210.0	170.0	2400.0	7.2	2.2	2.6	320.0	77.0	15.0	0.2	280.0	170.0	27.0	2.3	95.0	620.0
Source of Screening Criteria Value			S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL

SUMMARY OF LABORATORY SOIL TEST RESULTS

PETROLEUM HYDROCARBONS

Job No.: 12662
 Site: Phase 1 Coed Darcy
 Soil Type: Garden Capping soils
 Soil Organic Matter: 1%

No.	Location	Depth (m)	Aliphatic C5-C6 (mg/kg)	Aliphatic C6-C8 (mg/kg)	Aliphatic C8-C10 (mg/kg)	Aliphatic C10- C12 EPH (mg/kg)	Aliphatic C12- C16 EPH (mg/kg)	Aliphatic C16-C35 EPH (mg/kg)	Aliphatic C35- C44 EPH (mg/kg)	Aromatic C5-C7 (mg/kg)	Aromatic C7-C8 (mg/kg)	Aromatic C8-C10 (mg/kg)	Aromatic C10- C12 EPH (mg/kg)	Aromatic C12- C16 EPH (mg/kg)	Aromatic C16- C21 EPH (mg/kg)	Aromatic C21- C35 EPH (mg/kg)	Aromatic C35- C40 EPH (mg/kg)
8	Plot 17 TS	0.20	< 0.001	< 0.001	< 0.001	< 1.0	< 2.0	< 10	< 8.4	< 0.001	< 0.001	< 0.001	< 1.0	< 2.0	< 10	< 10	< 8.4
Screening Criteria Value			42.0	100.0	27.0	130.0	1100.0	65000.0	65000.0	0.1	130.0	34.0	74.0	140.0	260.0	1100.0	1100.0
Source of Screening Criteria Value			S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL